

From: JASON CLARKE [REDACTED]

Sent: 06 January 2024 18:25

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: ref UTT/23/2810/PINS - Consultation on S62A/2023/0028 Construction of up to 50 dwellings. Land to West of Chelmsford Road Hartford End Felsted.

[REDACTED]

Dear Sir/Madam,

We would like to write to declare our position regards the new planned development referenced above.

We do not feel that this potential development should be granted planning permission. Our properties 1 & 2 Park Cottages, Littlely Park Lane CM3 1LA are situated directly opposite the existing Old Brewery development UTT/16/2149/FUL, the developer undertook this project to build houses several years ago. This new proposal is adjacent to The Old Brewery site. The developer chose to put gapping orders in the majority of the contracts sold for the houses and flats on the Old Brewery development, meaning the people whom this absurd proposal would affect the greatest cannot object.

Several years ago we applied to build one house on our existing land under application ref no UTT/19/1366/FUL details attached. You will note the only significant reasons why the single house was not granted planning was the driveway access for two parked cars which would have been designed and built at the end of the current garden. The parking space is very close to the proposed access road in this application UTT/23/2810/PINS. Around 40 metres apart on the opposite side of the road. Please ensure you read the three specific attachments I have extracted from the full file.

Another reason stated, there was not the need for even one single dwelling. Given the outcome of the planning decision to our proposal to build one house UTT/19/1366/FUL we would expect the same decision for a 50 house development. If it is agreed we will of course be re submitting our plans again and fully expect a different outcome.

There are four buses that are scheduled on a daily basis that call along Chelmsford Road. There is no need to have such a development in a rural area it makes no sense. There are no local schools within walking distance, the nearest village shop is a 2 mile drive, there are no childrens playing areas, no leisure facilities, no community hall, library or GP service and it is a very small hamlet of houses. Bearing in mind this 50 house development will house some 250/300 people this would be needed to facilitate this type additional build project.

We refer you to the local parish council house build program which is quite robust without this development project.

We moved to Harford End in 2014 one of the reasons was the fact it is a Hamlet. A Hamlet is defined by the fact that its population is usually under 100 residents with a limited number of houses or dwellings. A Hamlet would typically lack the range of services and facilities found in larger settlements. The additional population this would create would mean this Hamlet would be the size of an average village meaning the developer would also need to build a Church, school and community amenities. Or the local council would need to advise how this would be facilitated.

There is further consideration regarding the environment. The proposed site is on green field land on a hill. It is approximately 250 metres from a river that floods regularly. We have noticed over the last few years severe flooding throughout the existing Old Brewery site during the Winter months, this obviously finds its way directly to the river. It runs from the proposed site through The Old Brewery into the river. We feel the developer didn't pay attention to potential flooding issues when he originally built The Old Brewery site and we are sceptical he will pay any due attention to this with this new project.

Lastly one point regarding the build program. Again the applicant was not concerned at all regards the poor air quality during the building of the Old Brewery site. The piling required was extensive and both our Cottages needed complete external and internal redecoration. The external paint work was compromised and we could not open any windows during the Summer as the flow of dust and poor air damaged our internal walls, and we needed a complete redecoration program for our interiors. There was no consideration at all by this developer. Lastly the developer continued to burn waste materials on the site for months, to the point where I had to take this up directly with his employees. It was a disgrace.

We feel there is no sufficient need nor structural integrity to support such a large build project in a small hamlet with limited connectivity other than with the use of cars.

We would expect that you would wish to visit the site and undertake a full on site feasibility study before you conclude,

Our strong suggestion is you do get guidance from Essex Highways prior to making your decision, not subject to, as the access road is vital. We will be very interested in their decision and this should be determined as soon as possible.

Coming back to my opening comments. Most of the house and flat owners on The Old Brewery site cannot legally express any objections, we would suggest you approach and ask every single house and flat owner on The Old Brewery site for all their individual opinions. You should be in a position to have all the facts before you make any decision and the best people placed to give you such feedback are all of the residents on The Old Brewery site. It should be there democratic right to have an opinion that you consider.

Thanks

Jason Clarke